



TOWN OF WAYLAND

RECTANGULAR FIELD USAGE DATA

RECREATION DEPARTMENT

FIELD PERMITS

How much use can a grass field take?

For well-maintained grass fields with irrigation experts recommend 200 group uses¹ and between 400-600 hours of use per year.²

The impacts of use on a field vary with the type of user (age, size, skill) and the type of activity (mens football vs kindergarten tee ball).

The Rec Dept issues field permits for all organized use of school and town fields. Primary users are the public school athletics teams and town youth organizations, but there are many others - from semi-pro football teams to ultimate Frisbee leagues.

Hours of usage is presumed from the permitted times and field reservations issued by the Recreation Department.

¹ *Gale Associates assessed Wayland Town fields demand and usage in July 2010.*

² *Weston & Sampson completed the “Town Wide Recreation Facilities Strategic Plan” in 2018.*

FIELD PERMITS

There is a documented shortage of fields in Wayland.

There are not enough fields today.

Since February the Rec has been attempting to rent fields out of town, to no avail.

If the WHS Stadium and WHS Softball field come offline, the problem is exacerbated.

Without enough appropriate facilities Wayland would need to limit number of participants in WHS Athletics, youth, adult men / women, and senior recreation programs and sports leagues. Change is needed now.

There are significant safety concerns for overused and deteriorating facilities.

The 2018 *Town Wide Recreation Facilities Strategic Plan* concluded that Wayland needs a combination of turf and grass fields to accomplish town and school athletic and recreation goals.

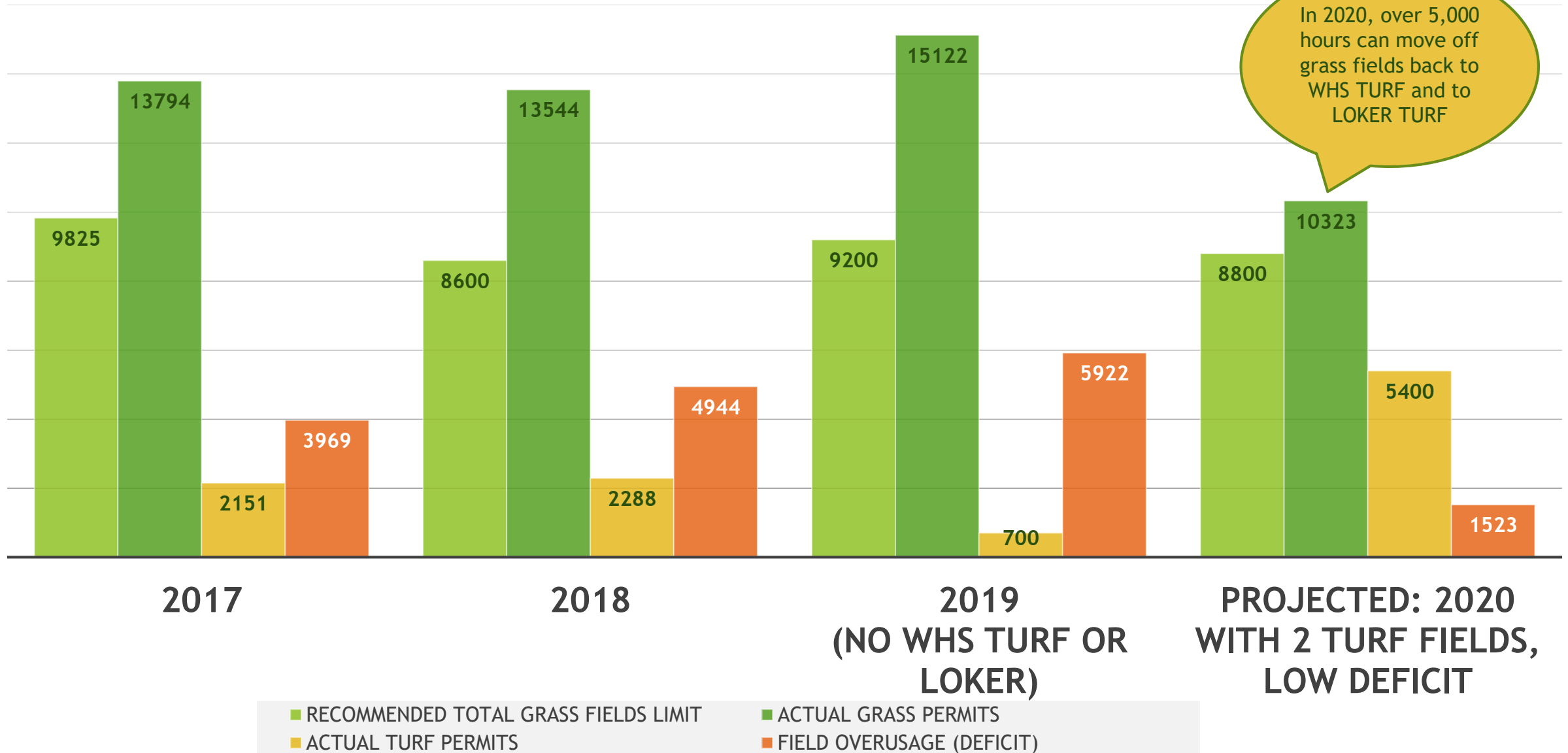
WAYLAND FIELD CHALLENGES

- ❑ Town Building field was under renovation in Fall 2017 and Spring 2018, saw no reservations.
- ❑ Oxbow Meadows could be ready for use as early as Spring 2019.
- ❑ WHS Fields are reserved from 8:00am - 7:00pm on school days
the data herein is adjusted to reflect only the usage of WHS Athletics after school dismissal times on school days.
- ❑ Permits do not include unorganized public use, school day use like Phys. Ed. classes or recess.

HOW WE TRY TO MAKE IT WORK NOW....

- ❑ **Cochituate Ball fields** (designed for baseball and softball) are used for lacrosse and football.
- ❑ **WHS Softball** (designed for softball) is used for half a WHS soccer practice field in the fall.
- ❑ **WHS JV Baseball** (designed for baseball) is used for football, field hockey, and lacrosse.
- ❑ **Middle School Lacrosse** sits on top of a softball and a baseball field. Creates scheduling conflicts.
- ❑ **Claypit Soccer Field #10** sit on top of two baseball fields. Creates scheduling conflicts.
- ❑ There is a meticulous field scheduling process that gets “in the weeds” to make sure kids have a field.

WAYLAND FIELD PERMITS (IN HOURS)

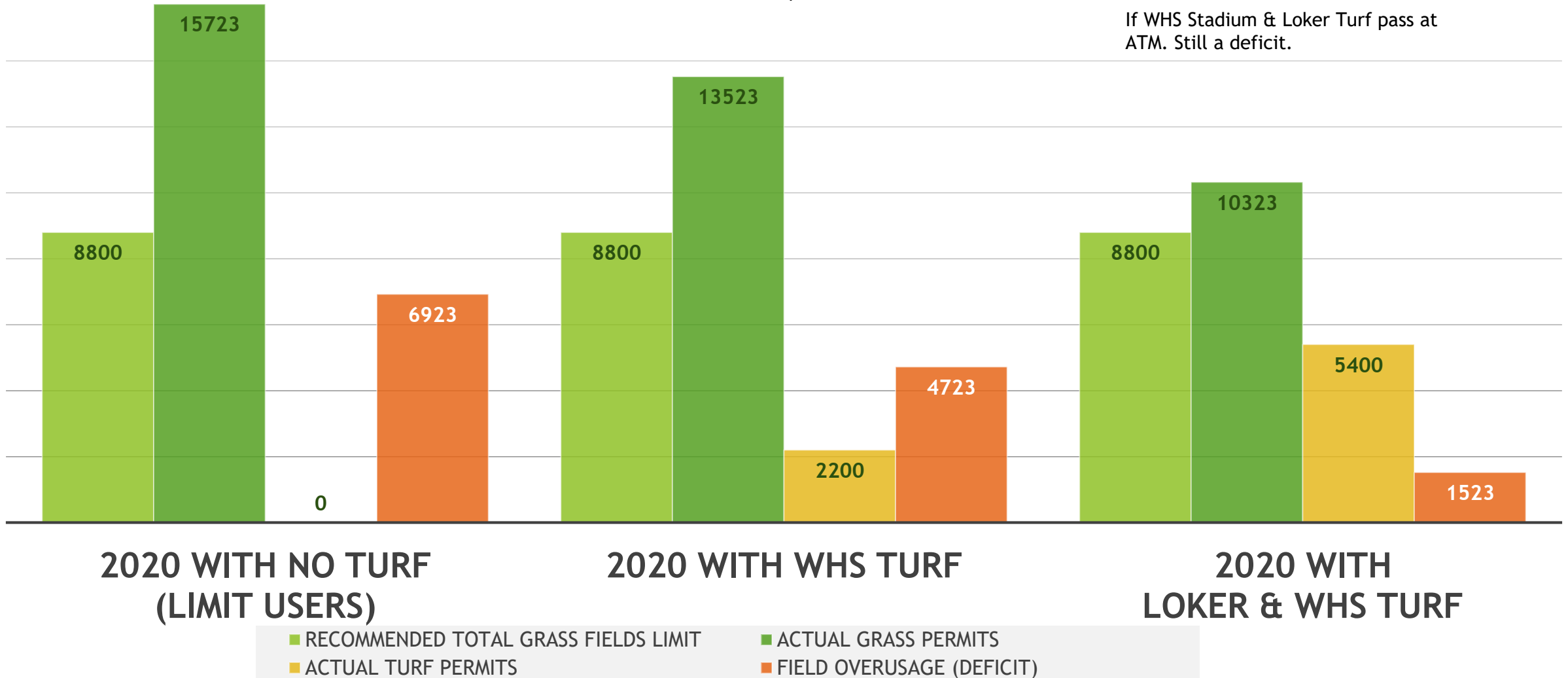


PROJECTED WAYLAND FIELD PERMITS (IN HOURS)

If WHS Stadium does not pass at ATM, or is condemned, and if Loker Turf does not pass at ATM.

If WHS Stadium passes at ATM.
If Loker Turf does not pass at ATM.

If WHS Stadium & Loker Turf pass at ATM. Still a deficit.



▶ 3,969 HOURS OF FIELD DEFICIT

▶ Number of Fields Over-Used: 10 of 11

2017

	A	B	C (A-B)
Recreation Department Town Field Permit Data	2017 Recommended Hours of Field Use	2017 Total Field Permits (Hours)	2017 (+/-) (Hours)
Alpine Field	600.00	873.50	(273.50)
Claypit Soccer Fields (7 fields)	4,200.00	5,076.00	(876.00)
Cochituate Rectangle	600.00	307.00	293.00
Middle School Back	600.00	1,004.00	(404.00)
Middle School Front	600.00	918.00	(318.00)
Oxbow Field	-	-	0.00
Town Building Field	600.00	636.00	(36.00)
Bennett "Rock"	600.00	1,039.00	(439.00)
WHS Field Hockey	600.00	1,101.00	(501.00)
JV BLAX/Football	600.00	1,166.00	(566.00)
Wetlands	600.00	939.00	(339.00)
WHS Varsity Softball	225.00	734.00	(509.00)
Grass Rectangular Field Deficit (Hours)	9,825.00	13,793.50	(3,968.50)
Loker Turf	-	-	-
WHS Turf	2,400.00	2,151.00	249.00

- ❑ NO OXBOW FIELD YET
- ❑ USING COCHITUATE BASEBALL AS RECTANGULAR FIELD
- ❑ USING WHS SOFTBALL AS RECTANGULAR FIELD
- ❑ TOWN BUILDING FIELD OFFLINE, FALL 2017
- ❑ OUT OF TOWN FIELD USAGE (AND ITS REVENUE) DROPS BELOW 10%

- ▶ 4,944 HOURS OF FIELD DEFICIT
- ▶ Number of Fields Over-Used: 11 of 11

	A	B	C (A-B)
Recreation Department Town Field Permit Data	2018 Recommended Hours of Field Use	2018 Total Field Permits (Hours)	2018 (+/-) (Hours)
Alpine Field	600.00	791.00	(191.00)
Claypit Soccer Fields (7 fields)	4,200.00	4,983.00	(783.00)
Cochituate Rectangle	-	179.00	(179.00)
Middle School Back	600.00	1,583.00	(983.00)
Middle School Front	600.00	1,287.25	(687.25)
Oxbow Field	-	-	0.00
Town Building Field	300.00	317.00	(17.00)
Bennett "Rock"	600.00	963.00	(363.00)
WHS Field Hockey	600.00	658.00	(58.00)
JV BLAX/Football	600.00	1,109.00	(509.00)
Wetlands	500.00	939.66	(439.66)
WHS Varsity Softball	-	734.00	(734.00)
Grass Rectangular Field Deficit (Hours)	8,600.00	13,543.91	(4,943.91)
Loker Turf	-	-	-
WHS Turf	2,400.00	2,288.00	112.00

2018

- ❑ NO OXBOW MEADOWS YET
- ❑ USING COCHITUATE BASEBALL AS RECTANGULAR FIELD
- ❑ USING WHS SOFTBALL AS RECTANGULAR FIELD
- ❑ TOWN BUILDING UNDER RE-CONSTRUCTION, SPRING 2018
- ❑ WETLANDS IS TOO WET, DELAYED OPENING
- ❑ ALPINE IS TOO WET, DELAYED OPENING
- ❑ JV BLAX TOO WET, DELAYED OPENING
- ❑ COCHITUATE BALL FIELD #1 UNDER REHAB
- ❑ OUT OF TOWN FIELD USAGE (AND ITS REVENUE) IS ALMOST 0%

- ▶ 5,922 HOURS OF FIELD DEFICIT
- ▶ Number of Fields Over-Used: 9 of 11

2019

- ❑ NO OXBOW FOR SPRING SEASON PROJECTED USE IN SUMMER 2019 (+300h)
- ❑ USING COCHITUATE BASEBALL AS RECTANGULAR FIELD
- ❑ USING WHS SOFTBALL AS RECTANGULAR FIELD
- ❑ TOWN BUILDING BACK ONLINE (+600h)
- ❑ DURING CONSTRUCTION (2 SEASONS) PROJECTED TO MOVE WHS TURF PERMITS (-1800h) & WHS SOFTBALL USE (-800h) TO GRASS FIELDS (MAY 15)
- ❑ COCHITUATE BALL FIELD #2 REHAB
- ❑ SCHOOL START TIME CHANGE, FALL 2019

	A	B	C (A-B)
Recreation Department Town Field Permit Data PROJECTED DATA	2019 Recommended Hours of Field Use	2019 Total Field Permits (Hours)	2019 (+/-) (Hours)
Alpine Field	600.00	991.00	(391.00)
Claypit Soccer Fields (7 fields)	4,200.00	4,983.00	(783.00)
Cochituate Rectangle	-	600.00	(600.00)
Middle School Back	600.00	1,583.00	(983.00)
Middle School Front	600.00	1,287.25	(687.25)
Oxbow Field	300.00	300.00	0.00
Town Building Field	600.00	600.00	0.00
Bennett "Rock"	600.00	1,163.00	(563.00)
WHS Field Hockey	600.00	1,166.00	(566.00)
JV BLAX/Football	600.00	1,309.00	(709.00)
Wetlands	500.00	1,139.66	(639.66)
WHS Varsity Softball	-	0.00	0.00
Grass Rectangular Field Deficit (Hours)	9,200.00	15,121.91	(5,921.91)
Loker Turf			
WHS Turf	700.00	700.00	-

- ▶ 1,523 HOURS OF FIELD DEFICIT
- ▶ Number of Fields Over-Used: 3 of 11

	A	B	C (A-B)
Recreation Department Town Field Permit Data PROJECTED DATA	2020 Recommended Hours of Field Use	2020 Total Field Permits (Hours)	2020 (+/-) (Hours)
Alpine Field	600.00	591.00	9.00
Claypit Soccer Fields (7 fields)	4,200.00	4,983.00	(783.00)
Cochituate Rectangle		179.00	(179.00)
Middle School Back	500.00	1,083.00	(583.00)
Middle School Front	500.00	487.25	12.75
Oxbow Field	500.00	500.00	0.00
Town Building Field	500.00	500.00	0.00
Bennett "Rock"	500.00	500.00	0.00
WHS Field Hockey	500.00	500.00	0.00
JV BLAX/Football	500.00	500.00	0.00
Wetlands	500.00	500.00	0.00
WHS Varsity Softball	-	0.00	0.00
Grass Rectangular Field Deficit (Hours)	8,800.00	10,323.25	(1,523.25)
Loker Turf	3200	3,200.00	0.00
WHS Turf	2200	2,200.00	0.00

2020

- ❑ OXBOW IS ONLINE
- ❑ TOWN BUILDING ONLINE
- ❑ NEW WHS STADIUM (*if approved)
- ❑ NEW LOKER TURF (*if approved)
- ❑ **SCHOOL START TIMES CHANGE
...SCHOOL DISMISSAL TIMES CHANGE...
...SUNSET TIMES HAVE NOT CHANGED.**
- ❑ NOW LESS WHS TURF TIME AVAILABLE IN 2020
- ❑ MOVE ALL WHS TURF PERMITS BACK TO WHS TURF
- ❑ ALPINE POTENTIALLY OFFLINE?
- ❑ NO LONGER USE NEW WHS SOFTBALL AS RECTANGULAR FIELD
- ❑ USE COCHITUATE MORE, BECAUSE IT HAS LIGHTS
- ❑ UP TO 3,200h OF DEFICIT MOVED TO LOKER TURF?

Projected Data is contingent on BOTH WHS Stadium & Loker passing at ATM.

CONCLUSIONS


Because turf can handle more usage, it's cheaper to meet the demand with turf fields than it is with grass fields.

A cost-analysis was done to determine the best way for Wayland to meet the demand and address the growing field deficit.

When considering all-in cost factors like:

- Installation
- Replacing playing surfaces after 10 years
- Turf Maintenance: Monthly Grooming and Cleaning
- Grass Maintenance: Irrigation, Painting, Aerating, Mowing, Seed, Labor
- Parking / Lighting
- Hours of Use / Capacity
- Purchasing more land and permitting land (those costs are not included below)

	Total All In Cost over 20 years	# of fields needed to meet the demand (~4000h)	Total Town Cost over 20 years Cost x Fields
Loker Turf	\$4.81M	2 fields	\$9.86M
Grass Field	\$2.96M	7.5 fields	\$22.30M

A wooden sign with white text is mounted on two vertical wooden posts. The sign is dark brown and features the text "LOKER CONSERVATION AND RECREATION AREA WAYLAND" in a bold, sans-serif font. The background shows a grassy area with bare trees and a clear blue sky.

LOKER
CONSERVATION
AND
RECREATION AREA
WAYLAND